

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF PLACER

OCTOBER 29, 1996

Excerpt

PLANNING/MUNICIPAL ADVISORY COUNCIL REVIEW OF PROJECTS - Accepted update on the implementation of Ordinance 4661-B which mandated that projects coming before the Planning Commission must first be reviewed by the local Municipal Advisory Council.

Planning Director, Fred Yeager, said in July of 1995, the Board adopted Ordinance 4661-B which required that all items going to the Planning Commission must first be sent to the local Municipal Advisory Council for comment. Since that time, there have been a few issues that have arisen regarding the process. One MAC felt that all projects, not just Planning Commission items, should be heard by them. A second issue was timing of the MAC's review. Because MAC's meet once a month and the Planning Commission meets twice per month, the timing of MAC meetings did not always allow for a timely review. In addition, there were a few occasions where the MAC wanted to continue an item that had already been scheduled for a Planning Commission hearing. He believed it was not the intent of the ordinance to slow down the review process of matters scheduled before the Planning Commission and he did not recommend any changes be made. He merely wanted to inform the Board of how the process was working.

Supervisor Bloomfield felt the ordinance had some benefits and drawbacks as well. Sometimes a project proponent was disappointed with the MAC's comments and other times he was aware of comments from MAC members who would say they would help to get a project thought. He was concerned with projects going to the Zoning Administrator not being sent to the MAC first because an appeal of the Zoning Administrator's decision is to the Planning Commission.

Mr. Yeager said the scheduling of items before the Planning Commission could be changed to include MAC review beforehand, however the Planning Commission would lose some flexibility and it would take longer to get a project to hearing. Supervisor Lichau noted that timing is a problem but MAC's are advisory to the Board of Supervisors not the Planning Commission